

**Issues and Solutions Discussed at February 12, 2001
Public Meeting on "Southeast Lincoln/ Highway 2 Subarea Plan"
Held at the Lincoln Berean Church**

Comments taken from public and written down at meeting:

**56TH - 70TH Street
Issues**

- Country Meadows supports residential use in Special Residential Section (no offices
- Fear that Country Meadows south and east could go commercial
- Worry that plan may deviate at 70th & Pine Lake: expanding/incremental "office creep"
- Acreages at Old Cheney & Highway 2 don't want on sewer
- Overdevelopment unsightly/undesirable
- Increased traffic

Solutions

- Any residential use in Special Residential is ok.
- Exactions: plantings to hide building (Old Cheney home)
- 'Commercial Transition' instead of Special Residential at Old Cheney and Highway 2
- Assisted living (e.g.) would be more desirable
- Not Special Residential, but commercial all the way across at Old Cheney, otherwise property is worthless
- Maintain low density residential as per plan (Old Cheney/Southfork area)

**70TH - 84TH
Issues**

- Pine Lake Residential Connections
 - * Pine Lake opposes opening 80th St. stub road north to Pat Mooberry's development
 - * Pat Mooberry agrees to vacate stub road and is submitting a plat with road vacated
 - * Pine Lake opposes opening Northshore Drive stub road to the west
 - * Pat Mooberry agrees to vacate stub road and is submitting plat to develop property to the west without opening Northshore Dr.
- Questionable (irresponsible) assurance of low density residential uses
- Office use of triangle necessary as a requisite for uses now planned (+ street pattern) (84th and Pine Lake Road)
- St. Elizabeth's 70 acres can be traded if use allows reasonable economic impacts (not acreages)
- 7th Day Adventist → don't want public open spaces adjacent to campus → moving 84th St. Pine Lake Rd. south
- If no access to Highway 2, 84th St. traffic is a concern

Solutions

- Office use of triangle
- Office use of 7th Day Adventist's property and parks and open space (office des.)
- Office use of Herbert property on Pine Lake
- More than 1 access into the Andermatt property (87th St. entrance)

84TH - 98TH

Issues

- Impact on Rural Fire Districts
- Existence of State Salvage Permit areas - what are the restrictions?
- Snyder - State Permit

Solutions

- Rural water serves 80 properties - previously developer reimbursed rural water district
- What would Pine Lake Rd. look like? - 84th - 98th: 4 lane long term - 2 lane to start
- Concern about circulation around center
- 4 lane handled South Pointe
- If buffered, residential would work in Cheney North triangle
- Different land ownership makes development in Cheney North triangle difficult
- 91st and Highway 2 as gateway to Lincoln
- Opposition to commercial in Cheney North triangle
- Would traffic signals go in right away? Right turn lanes?
 - * 87th Street access to Highway 2 supported by Cheney CIP, others
- Who will talk to property owners? Who are impacted by 91st St. entrance?
 - * Andermatt says City, County, Andermatt
- Retain all south of Highway 2, 70th to 98th, as urban residential not commercial
- Concern about Highway 2 looking like Cornhusker Highway
- Opposed to commercial north of Highway 2, east of 91st
- proposed 100' no build buffer around Andermatt
- No agreement on land use on north end of Cheney
- Want favorable zoning on north side of Cheney to allow development - mixed use commercial
- People want to buy a lot for home in Cheney - No commercial in Cheney North triangle
- Sound fences/walls along Highway 2 if residential
- Who pays on annexation of Cheney?
- Retain all land south Highway 2 as urban residential
- Widen 84th earlier/plan better for future road expansion
- Provide adequate, safe access into/out of Cheney
- Develop Yankee Hill as a 4 lane earlier
- Possible recognition of current uses in the "triangle"

SOUTHEAST LINCOLN/HIGHWAY 2 SUBAREA PLAN

This comment form is intended for you to provide a few of your thoughts regarding the future of this subarea. Please take a few moments to reply to the questions below.

What are the three most important points you want the Planning Commission/community to know about your area?

1. We want safety getting on + off of Hwy 2.
Right now when it is dense fog I take Yankee Hill Rd.
2. I do not want to encourage alcohol type
businesses close to Cheney - causes ^{unsafe} / Slum atmosphere
3. Taking away our tax base + not incorporating
us will force many to leave or poverty.

Briefly describe any other comments or solutions you would offer for the future of the Southeast Lincoln/Highway 2 subarea.

People walking for health + Children have always
felt safe in our community. I don't want
to lose that. Growth is inevitable but we
don't want to be abused merely to
make money for someone. ~~Lead~~ Beauty
+ Safety + a peaceful neighborhood
is what we would all desire.

Darlene Gotcher
9601 Chester, Cheney, NE 68526

Please place this form in the comment box at the meeting. You may also fold, tape and mail your completed form to the address on the back. Additional comments may be sent via mail, fax (402) 441-6377 or by e-mail to plan@ci.lincoln.ne.us. For general information regarding the subarea plan process, call Stephen Henrichsen at the Lincoln/Lancaster County Planning Department at (402) 441-6374 or visit the subarea plan web site on the Internet at www.ci.lincoln.ne.us/city/plan. Thank you for your participation in this important community project.

M. Darlene Gotcher

SOUTHEAST LINCOLN/HIGHWAY 2 SUBAREA PLAN

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What are the three most important points you want the Planning Commission/community to know about your area?

1. Cheney has always been a residential village. We have never been able to be an organized town. We are too close to Lincoln. We are under the jurisdiction of the County Commissioners.
2. Commercial people are trying to take up any space in Cheney. The town is not able to handle this. The new developments here are over whelming us.
3. I have always lived in Rural areas. Now I feel we need Lincoln to annex us. Areas of concern to me are water, sewer, police protection - among others.

Briefly describe any other comments or solutions you would offer for the future of the Southeast Lincoln/Highway 2 subarea.

We built our home here in Cheney. It has always been a residential area. We have quite a few real nice homes here. I don't feel the Commercial people should be allowed to crowd us out of our town. I feel that it might be in our best interest if Lincoln annexed us. Our sewer system is about full to capacity. With new development surrounding us, I feel we will need police protection, fire protection - things we cannot do for ourselves.

Fern Wunibald
8500 Lincoln Street

Cheney, NE 68526

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What are the three most important points you want the Planning Commission/community to know about your area?

1. Our community is small, but we
are a community. To allow
2. Commerical development would
be injustice to us. Please
3. help us keep Urban development
in this area. All land South of Hwy 2!

Briefly describe any other comments or solutions you would offer for the future of the Southeast Lincoln/Highway 2 subarea.

Annex us into Lincoln Mainly because
of Water!

Linda Spanel
8440 So. 91st Street
Lincoln, NE 68526
(Cheney)

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What are the three most important points you want the Planning Commission/community to know about your area?

1. We are a strong community
with over 2 churches and a few
2. small businesses. We help each
other and consider our community
3. one large family.
I want it left urban residential

Briefly describe any other comments or solutions you would offer for the future of the Southeast Lincoln/Highway 2 subarea.

I would like to see a retirement
facility on the south side of highway 2.
I would not like to see it developed
commercially, as I feel that would "crowd
us out."

LELA BADE
8501 Showers
Lincoln, NE 68526

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SOUTHEAST LINCOLN/HIGHWAY 2 SUBAREA PLAN

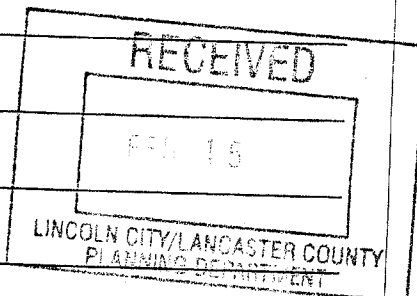
This comment form is intended for you to provide a few of your thoughts regarding the future of this subarea. Please take a few moments to reply to the questions below.

What are the three most important points you want the Planning Commission/community to know about your area?

1. THE most important point is That There
be safe and convenient entrance into and
exit out of The Cheney community.

James Dawson
9230 First Street (Cheney)
Lincoln, NE 68526

Briefly describe any other comments or solutions you would offer for the future of the Southeast Lincoln/Highway 2 subarea.



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What are the three most important points you want the Planning Commission/community to know about your area?

1. Small town atmosphere, very
quiet
2. Good elementary school
3. Mainly residential.

Briefly describe any other comments or solutions you would offer for the future of the Southeast Lincoln/Highway 2 subarea.

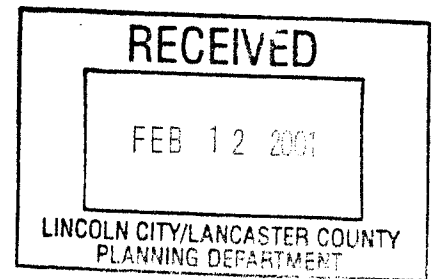
Try to keep the area
residential with little
commercial bldgs.. Keep businesses
limited to services such as
convenience stores or grocery stores.

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RON THOMPSON
9611 CHESTER
CHENEY, NE 68526

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CIP CHENEY COMMUNITY IMPROVEMENT PROGRAM
CCIP CHENEY, NE
CIP CCIP CCIP CCIP
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February 12, 2001

Re: Southeast Lincoln / Highway 2 Subarea Plan

Cheney, NE: Cheney is a small unincorporated 125 year old village of approximately 200 residents located at the Southeast gateway to Lincoln. It has a history typical of many small rural communities. At one time in it's earlier history it had a bustling business district of a complete village. There was a grain elevator, grocery store, hardware store, bank, hotel, telephone company, new car dealership, train depot as well as a post office. These have all ceased operation, with scant evidence in the community of their existence, except for the grain elevator and the grocery and hardware stores. However, the Cheney Post Office building can be seen in the Pioneer Village on the Nebraska State Fair Grounds in Lincoln. In addition, there have been several churches through the years as well as the Cheney School.

Today, two churches remain, St. Michaels's Catholic and Cheney United Methodist, and, the Cheney School. The school, at one time was a high school with it's last graduating class in the middle nineteen forties. Currently, students in grades kindergarten through sixth attend school there, with the upper grades attending school at virtually all of the High School districts around Cheney. There are also some modern day businesses operating in Cheney. Saxton's Fruit Stand draws retail customers from a large area, as well as, supplying other fruit stands in Nebraska and surrounding states. Kooser Discount Tractor and Supply repairs, restores and sells tractors and parts nationwide. Spanel Engines rebuilds automotive engines for a vast array of customers from a wide area. Athey Painting provides residential and commercial painting services. Herb Twiehaus offers rebuilding and recycling of automotive vehicles and parts to a large area. Southwick's "A 1st Rate Pumping Service" provides sewerage pumping services. Jane's Beauty Shop provides all kinds of hair care. Nelson's Cabinets offers custom cabinet making for residential and commercial customers. Brenning Painting offers painting services to residential and commercial customers. Lawnco Lawn and Tree Care offers full service lawn and tree care. Cheney Storage offers self storage units. Plus, there are other self employed and independent contractors home based in Cheney.

The Cheney CIP, on behalf of the community as a whole, supports the proposed shopping center at 84th Street and Highway 2. We do believe it can have positive effects on our community and quality of life, however, there are some issues we have concerns with.

We have had numerous community meetings to discuss the above referenced Subarea Plan and have voiced concerns to the Planning Department and at Planning Commission meetings. Those concerns in order of priority are as follows:

1. **ENTRANCES INTO CHENEY:**

1. **91st Street** – Yankee Hill Road is planned to be closed where it currently comes into Cheney from the West and a new roadway built diagonally from 87th and Yankee Hill Road to an intersection with Highway 2 in the area of the current 91st Street intersection. The current 91st Street is then planned to be closed at Highway 2 and rerouted to a new intersection with the new Yankee Hill Road diagonal somewhere South of Highway 2. This

being the main entrance into the community caused the residents of Cheney to become quite alarmed at hearing rumors of losing the capability to turn South off of Highway 2 at the proposed intersection with Yankee Hill Road and then turning left at 91st Street to come into Cheney. This "right in-right out only" access would adversely affect the community in so many ways. Everyone would have to drive a "round about" route of an additional two miles to get to Cheney. This would greatly inconvenience the residents of Cheney and those living to the South, plus, customers coming to the businesses in the community, parents bringing students to school and worshipers getting to their churches. This would really become critical for fire and rescue vehicles getting into the community.

It has been a unanimous position of all in attendance at the meetings that there continues to be a permanent "left turn" into Cheney.

We are working on developing viable options to present to the Planning Department and Planning Commission on the location of a new intersection of 91st and Yankee Hill Road.

Projected traffic to the shopping center is going to create a tremendous load on the Highway 2, Yankee Hill Road and 91st Street intersections. We believe this can be lessened with construction of an access to the proposed shopping center at approximately 87th and Highway 2. There is evidence the Nebraska Department of Roads did indeed anticipate a future access point at that location during reconstruction of Highway 2. We are in support of an access at that location. Once this portion of Highway 2 is annexed into the city of Lincoln, it will become a city street, thus, ceasing to be an expressway.

We were instructed by the Planning Commission at a Planning Commission meeting to think of ways to maintain the community's identity. We plan on seeking permission to erect a "Welcome to Cheney" sign in the area of the new 91st and Yankee Hill Road intersection.

2. 98th Street – This street was tentatively planned to be closed at it's intersection with Yankee Hill Road. Whereby, 98th Street is to the East of Cheney and does not come directly into the community, it, however, does intersect with Yankee Hill Road just before Yankee Hill Road comes into the community. Some Cheney residents exit and enter the community to the East and travel up and down 98th Street to go to work, school, etc. Other area residents use 98th Street and Yankee Hill Road to get to and from Cheney. The closing of 98th Street at this location would also invariably cause confusion and delays by emergency medical and fire units in getting to addresses along that section of 98th Street. It was reported that those living along 98th Street wanted it closed, however, everyone at the meetings that lives along 98th Street have said they did not want it closed.

2. ANNEXATION OF CHENEY:

There is anticipation this will occur in a few years following the City of Lincoln's annexation of the proposed shopping center area. The affects on Cheney are going to be enormous, to include:

1. **The Cheney School District**
2. **The Cheney Sanitary and Improvement District**
3. **The Bennet Rural Fire District**
4. **The Lancaster County Rural Water District**

3. DEVELOPMENT OF THE AREA ON THE NORTH EDGE OF CHENEY:

This area bounded by 91st Street, First Street and Highway 2 has uses on it which are not consistent with their zoning. The community would like to see this area zoned to permit a mixed development such as professional offices, apartments, day care, light commercial, and etc.

MID-AMERICA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTIST
Southeast Lincoln/Highway 2 Subarea Plan Public Meeting
February 12, 2001

In no particular order are the three most important points Mid-America wants the community to know about its area (southeast corner of 84th and Pine Lake Road).

1. Traffic Patterns from Regional Shopping Center
 - A. The lack of a meaningful connection at 87th and Highway 2 will mean that the "front door" of the regional shopping center will be on 84th Street.
 - B. Vehicular traffic on 84th Street which, even though proposed to be further east, will still be quite voluminous with a detrimental impact on the adjacent Mid-America property.
2. Parks and Open Space Designation Adjacent to Mid-America
 - A. Mid-America generally approves of the relocation of South 84th Street and Pine Lake Road.
 - B. Mid-America is opposed to the designation of parks and open space along the east side of its campus. Mid-America has no present plans to expand its campus but the acquisition of the area so created by the relocation of South 84th Street gives it future flexibility and control over that area's future use.
 - C. Mid-America would like to acquire title to the area along its east boundary created by the relocation of South 84th Street.
3. Land Uses to the west and south of Mid-America
 - A. Mid-America is very concerned that the staff's vision of Urban Residential consisting of senior housing, duplexes and townhouses will not come to fruition on the land to the west and south of Mid-America.
 - B. Given the proximity of the regional shopping center and all that entails, including traffic, Mid-America is most concerned that the reality of Urban Residential will be apartments. Mid-America feels that if that reality were to come to pass, it would have an adverse impact not only on Mid-America but on the Pine Lake residential development as well.
 - C. A commercial designation on the land to the west and south of Mid-America would most likely point that development in the direction of office development, which would, in the opinion of Mid-America, be more compatible with its church use than high density residential consisting of apartment development.

**Country Meadows Homeowners Association's Perspective on 3
Important Things to Know About Our Area and the Southeast Lincoln/
Highway 2 Subarea Plan**

1. The Subarea Plan allows no commercial designations that are not already in the Comprehensive Plan. Without that protection, Highway 2 will become another entryway into our city with strip commercial development all along it like West O Street, Cornhusker Highway, and North 27th Street.

Examples of commercial proposals that would strip Highway 2:

- Frequent expansion of Edgewood Shopping Center at 56th & Hwy 2
- Approval of 267,000 sq. ft shopping center at 70th & Hwy 2
- Shopko proposal for commercial at 60th & Hwy 2
- UNO proposal for commercial transition at 66th & Hwy 2
- Commercial proposal for northwest corner of 70th & Pine Lake Rd
- Commercial proposal for southwest corner of 70th & Pine Lake Rd

2. Streets in southeast Lincoln are at traffic capacity with what is planned already.

The Subarea Plan clearly states that land use decisions go hand in hand with traffic.

- Highway 2 is at capacity right now. Any additional commercial designations would lead to the widening of Highway 2 to 6-10 lanes. That is assuming the south and east beltways are built. Widening Highway 2 would be detrimental to Southfork, Country Meadows, Family Acres and Pine Lake neighborhoods.

- Country Meadows streets are narrow and there are no curbs or sidewalks. There are not any streetlights either. Surrounding our neighborhood with commercial development will cause an increase in traffic cutting through. This would be a safety hazard for pedestrians and cause our streets to need constant repair.

3. Country Meadows residents are weary from constant battles with developers and the City Council. What our area really needs is a plan in place that means something and will be upheld until all the land in this area is developed.

- The Subarea Plan forces the City Council to look at the big picture.
- The Subarea Plan allows homeowners to attend one series of Planning Commission and City Council meeting rather than a series on each developer's proposal.
- The Subarea Plan protects homeowners' investments and the country lifestyle we want to preserve.



Lincoln, Nebraska *Lincoln, Nebraska* *Lincoln, Nebraska*
Williamsburg Village *Williamsburg Village* *Williamsburg Village*

Dedicated to creating the finest neighborhoods.

SOUTHEAST LINCOLN/HIGHWAY 2 SUBAREA PLAN

Pine Lake Development L.L.C. owns a portion of a "triangle" shaped parcel of land that is bordered by Highway 2 on the south, 84th street on the east and Pine Lake Road on the north. It is the intent of Pine Lake Development L.L.C. to develop this piece of land as an upscale office park.

- 1) Pine Lake Development L.L.C. has had numerous conversations with the adjacent neighbors concerning a workable plan that would be acceptable to them.
 - A. We offered to develop office on the south side of newly located Pine Lake Road and buffer with townhouses on the north side of the road. The neighbors preferred all office and no townhouses.
 - B. Both the neighbors and Pine Lake Development L.L.C. agree that Pine Lake Road is better suited to be relocated to the south through the "triangle".
 - C. The other owners of land in the triangle (Stan & Grace Portche and The Mid-America Conference Association of Seventh Day Adventists Church) are in agreement with the terms and conditions agreed to with the neighbors.
 - D. Pine Lake Development L.L.C. agreed to build a nice pond to enhance the wetlands and protect the existing lake.
- 2) Offices make better neighbors than high density residential. (Townhouses, apartments)
 - A. Different fences, swing sets, kids, parties etc. accompany residential.
 - B. Offices typically 8-4:00 M-F, less traffic overall, residential traffic is encountered 24 hrs per day and is heavier on weekends.
 - C. Single family will not work on "triangle", would you build a single-family house there?
 - D. We already have one office on the corner, and single family doesn't work on the "triangle" let alone with relocating Pine Lake Road.
- 3) Hampton Development Services (HDS) is a partner in Pine Lake Development L.L.C.
 - A. HDS wants to locate its new office at this location.
 - B. HDS developed Lincolnshire Square at 70th and A, Corporate Centre at 75th and O, and Williamsburg Village at 40th and Old Cheney. We are committed that this office park would be just as nice or better.

052

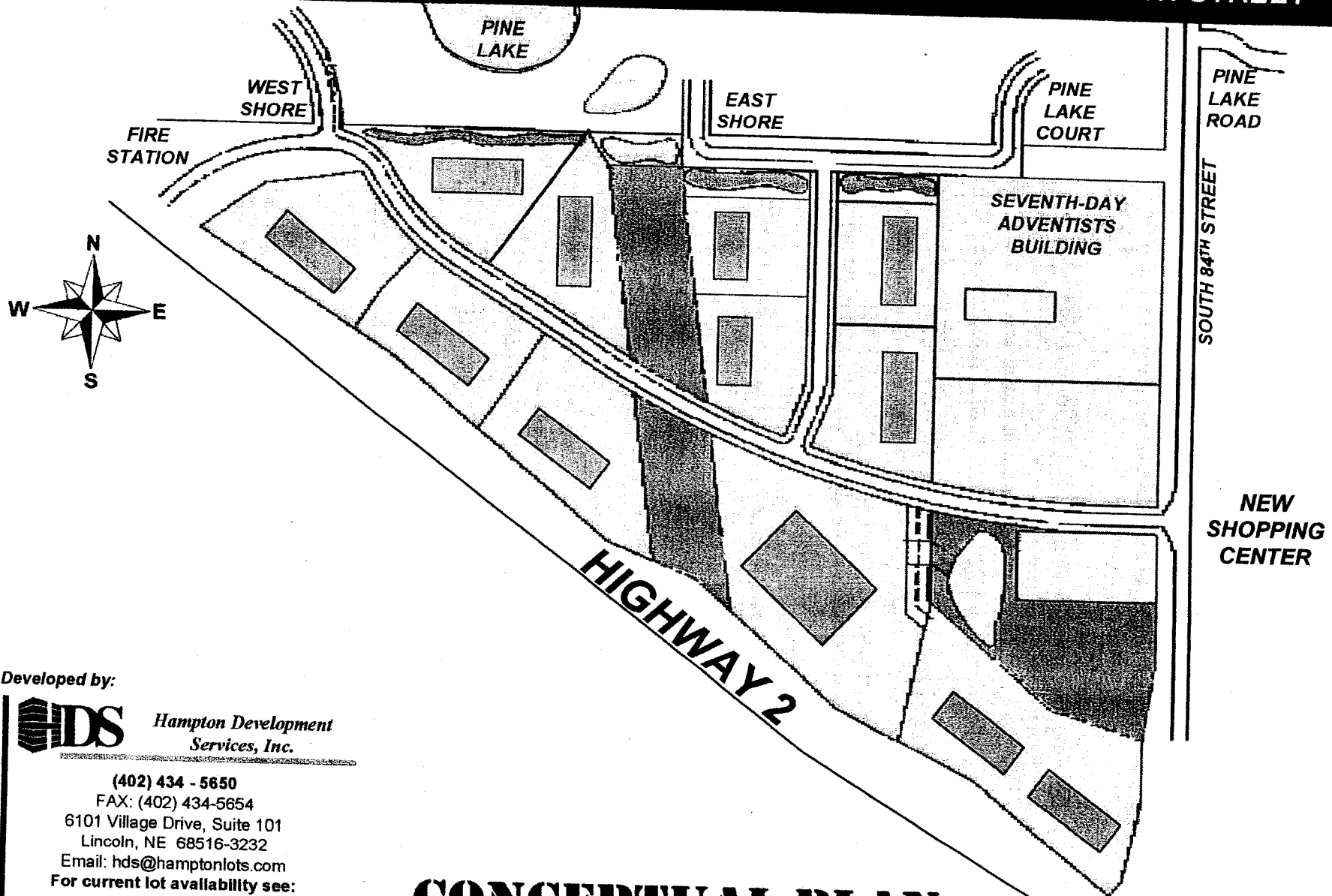
Hampton Development Services, Inc.

6101 Village Drive, Suite 101 ♦ Lincoln, Nebraska 68516

Office: (402) 434-5650 ♦ FAX: (402) 434-5654

Email: hds@hamptonlots.com ♦ Web Site: www.hamptonlots.com

LOCATED BETWEEN HWY 2 AND PINE LAKE ROAD - WEST OF SOUTH 84TH STREET



Developed by:



*Hampton Development
Services, Inc.*

(402) 434 - 5650

FAX: (402) 434-5654

6101 Village Drive, Suite 101

Lincoln, NE 68516-3232

Email: hds@hamptonlots.com

For current lot availability see:

www.hamptonlots.com

CONCEPTUAL PLAN

ZONED O - 3

February 12, 2001

EXHIBIT "C"

FACTSHEET (Bill No. 01-59) COMPREHENSIVE PLAN AMENDMENT NO. 94-56

LIST OF CORRESPONDENCE

<u>Date</u>	<u>Correspondent</u>	<u>Issue</u>	<u>Page #</u>
05/17/00	Mark A. Hunzeker	N.W. corner of 84 th & Hwy	56-59
09/06/00	Kent Seacrest	Andermatt, L.L.C. Subarea Plan proposal	60-64
10/20/00	Gayle Hanshaw, President Cheney CIP	Cheney Community Improvement Program	65-66
10/24/00	Lynn E. Zabel Lincoln Berean Church	Street connecting Edenton South to the Hwy 2 and Pine Lake Road intersection	67-68
11/15/00	William F. Austin	Sanitary and Improvement District #2	69-70
11/15/00	Craig A. Loeck, Pine Lake resident	Pine Lake, Country Meadows and Edenton South	71
11/16/00	Alan D. Slattery	Pine Lake Association	72-81
11/16/00	Stanley & Grace Portsche	N.W. corner of 84 th & Hwy 2	82-83
11/17/00	Alan M. Wood	Rural Water District #1/Cheney	84
11/17/00	Mark A. Hunzeker	St. Elizabeth Community Hospital/ Kirkpatrick property (21.5 acres abutting 84 th & Hwy 2).	85-87
11/21/00	Steve and Claudia Russell Pine Lake residents	Commercialization of southeast Hwy 2	88-90
11/22/00	Duane Grantski Pine Lake resident	Commercialization of southeast Hwy 2	91-93
11/27/00	Michael and Kay White Pine Lake residents	Commercialization of southeast Hwy 2	94
11/29/00	Bill Rentschler	Map submitted re Cheney at public hearing before Planning Commission	95
01/03/01	Thomas C. Huston	Carl and Vicki Schmidt property located southeast of the intersection of So. 70 th & Yankee Hill Road	96-97

EXHIBIT "C"

01/09/01	Gayle Hanshaw, President	Cheney Community Improvement Program	98
01/09/01	Thomas C. Huston	UNO Properties, owner of property South of Hwy 2 at approximately 66 th Street	99-102
01/18/01	Glen Herbert	Pine Lake Association "buffer green area"	103-105
01/23/01	Jeanette Stull	Schaffer, Sturzenegger and Johnson property east of the intersection of Hwy 2 and Old Cheney Road	106-115
01/24/01	Gayle Hanshaw, President	Cheney Community Improvement Program	116-117
01/24/01	Suchada Rajca	Supports staff recommendation	118
02/01/01	Alan D. Slattery	Pine Lake Association	119-122
02/01/01	Alan D. Slattery on behalf of Pine Lake Association	"Triangle" - Pine Lake Road on the north, 84 th St. on the east, and Hwy 2 on the south and west	123-125
02/12/01	Alene Anderson-Swinehart	In support on behalf of Irvingdale Neighborhood Association	126
02/27/01	Jack G. Wolfe	Sandra and Paul Rogge property at N.W. corner of 70 th & Pine Lake Rd.	127-128
03/02/01	Charles D. Humble	Manette Kidney property, 8400 Old Cheney Road	129
03/02/01	Alan M. Wood	Rural Water District #1 - Cheney Annexation	130-131
03/07/01	Bevan Alvey	Proposed amendment submitted at continued public hearing before Planning Commission on behalf of Pine Lake Association	132-133
03/07/01	Mark Hunzeker	Proposed amendment submitted at continued public hearing before Planning Commission on behalf of owners of the "Triangle" at Hwy 2, 84 th & Pine Lake Rd.	134-135
Various	Various	Comment forms and postcards rec'd.	136-148